FY23-CP-E02 ROADWAY DESIGN – LEE ROAD
RIGHT-OF-WAY ACQUISITION & SUMMARY OF OPTIONS

November 03, 2026

Re: FY23-CP-E02 Roadway Design Project: Lee Road
Right-of-Way Acquisition & Summary of Options

The following is intended to provide the Board of Commissioners with an update regarding Right-of-Way acquisition for FY23-CP-E02 Roadway Design Project involving Lee Road.

During the June 18, 2026, Board of Commissioners meeting, the Engineering Department presented two requests for additional services:

- Request 1) Approve an $8,000.00 change order with EMC Engineering, Inc.; to revise and shorten the Moore Road and Lee Road construction plans due to insufficient property owner support.
- Request 2) Approve a $50,250.00 Task Order Amendment #02 with Johnson, Mirmiran & Thompson, Inc. (JMT), for additional right-of-way acquisition services under FY25-ROW-E04 Moore Road Right-of-Way Acquisition.

The Board tabled both requests pending a comprehensive update on right-of-way acquisition progress and project budget commitments and expenditures to date.

Subsequently, the Engineering Department provided a high-level update to the Board of Commissioners during the October 20, 2026 Board meeting under Agenda Item, VIII Old Business, #1. Assistant County Manager, Mrs. Crystal Dawson directed County Engineer, Ron Nelson to prepare an actionable summary of options for each road included in FY23-CP-E02 Roadway Design Project. The actionable summary of options for FY23-CP-E02 Roadway Design Project – Lee Road, is provided below.

Lee Road Project Update

The Lee Road Paving Project was initially scoped in February 2023 to provide clearing, utility relocation, and paving along 0.739 mile, affecting 28 parcels. The project begins at Willow Oak Court, approximately 500 feet west of Arcola Road, and extends west to approximately 25 feet beyond Mike Usher Road. Willow Oak Court and Arcola Road are County-maintained paved roads, while Mike Usher Road is an unpaved private road not maintained by the County.

Although all 28 of the 28 affected property owners signed the original Petition for Road Paving in February 2022, two property owners located along the final one-third of the project have since expressed opposition. This segment encompasses approximately 0.323 mile, reducing the supported project length to 0.416 mile. To preserve the remaining project, the Engineering Department proposes to revise the construction limits to terminate near the western property boundary of Parcel 19, allowing clearing, utility relocation, and paving from Willow Oak Court to the revised terminus and providing supportive property owners with paved access to Arcola Road.

Since June 18, 2026, the Engineering Department, in coordination with one Lee Road property owner and JMT, has secured right-of-way donations from three additional property owners, with one additional donation pending probate due to a recent death. Along the proposed 0.416-mile project segment, five parcels remain to be acquired: three requiring settlement negotiations, one donation pending probate, and one requiring eminent domain/condemnation proceedings. The remaining 0.323-mile segment has seven parcels outstanding, including two requiring eminent domain/condemnation proceedings. Attempts to contact the remaining property owners to pursue potential donations have been unsuccessful. Accordingly, two potential options are available for delivering the Lee Road Paving Project.

Lee Road Option 1 – Proceed with Original Project Scope

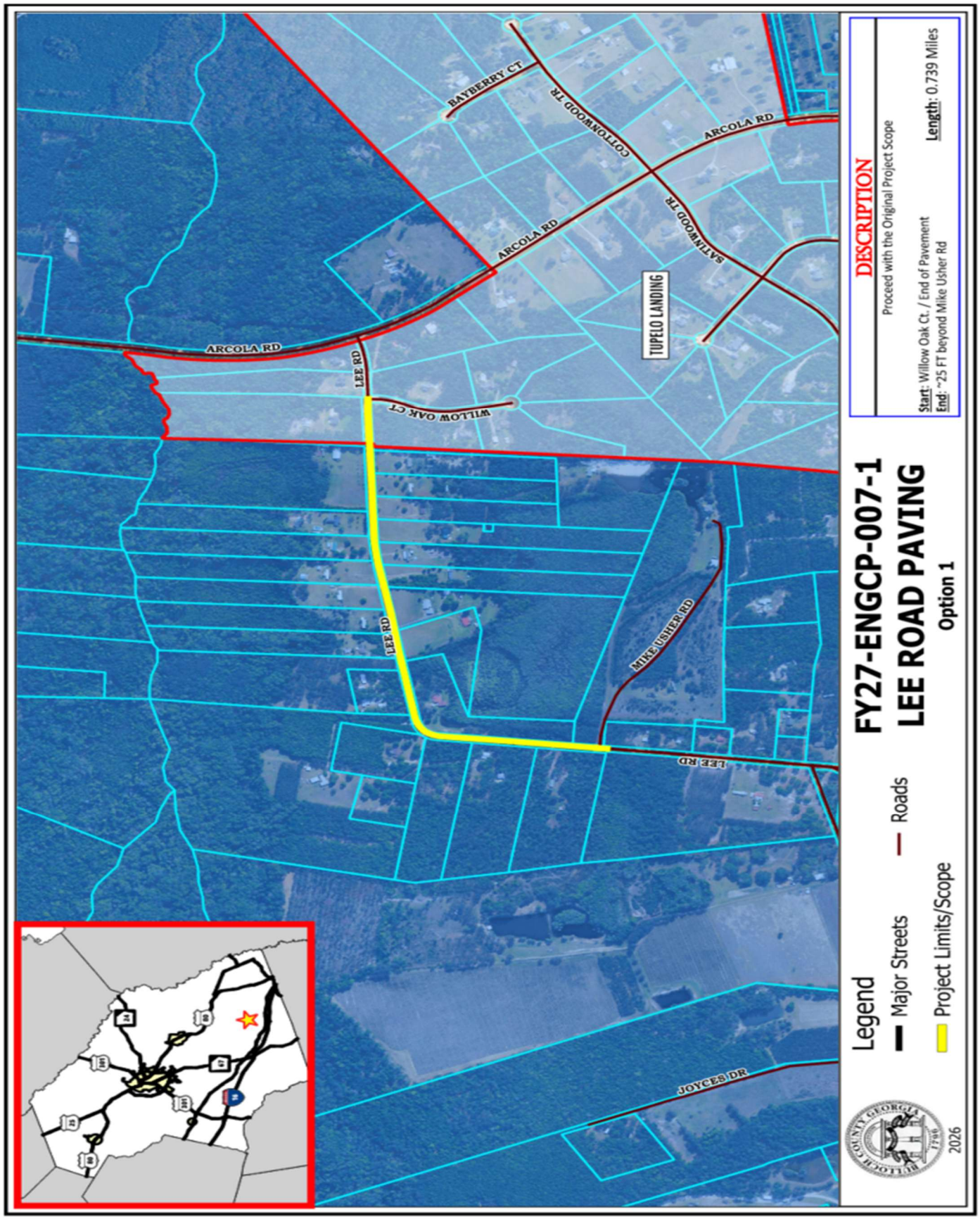
Proceed with the original 0.739-mile Lee Road Paving Project, including clearing, utility relocation, and paving from Willow Oak Court west to approximately 25 feet beyond Mike Usher Road, affecting 28 parcels. This option requires Board approval to proceed with the current right-of-way acquisition status: 15 parcel donations secured, 1 donation pending probate, 9 parcels requiring settlement negotiations, and at least 3 parcels recommended for eminent domain/condemnation proceedings. Approval would authorize JMT to negotiate settlements with the 9 remaining property owners, allow the pending donation to be completed following probate, and refer the 3 condemnation cases to the County Attorney. The estimated cost to implement Option 1 is detailed below.

Design & R/W Services	Contract Date	Original Contract	Change Orders	Revised Contract
EMC Engineering	02/15/2023	$23,997.00	$6,159.67	$30,136.67
JMT R/W Services	06/17/2025	$119,000.00	$1,700.00	$120,700.00
Total cost encumbered to date on the Lee Road Project				**$150,836.67**

R/W Not Acquired	Parcel No.	Transaction	Start Negotiation	Remarks
Favorable	2	Settlement	$5,400.00	Cost will escalate
Favorable	3	Settlement	$6,100.00	Cost will escalate
Unfavorable	6	Settlement	$1,200.00	Cost will escalate
Unresponsive	18	Condemnation	$3,000.00	Cost will escalate
Opposition	21	Condemnation	$5,200.00	Cost will escalate
Opposition	22	Condemnation	$44,100.00	Cost will escalate
Favorable	23	Settlement	$5,000.00	Cost will escalate
Favorable	24	Settlement	$4,300.00	Cost will escalate
Favorable	25	Settlement	$5,600.00	Cost will escalate
Favorable	26	Settlement	$4,300.00	Cost will escalate
Unfavorable	28	Settlement	$500.00	Cost will escalate
Favorable	26	Settlement	$500.00	Cost will escalate
Total cost to start property settlement negotiations			**$85,200.00**	**Cost will escalate**

Delivery Services	Contract Date	Original Contract	Change Orders	Revised Contract
EMC Engineering	02/15/2023	$23,997.00	$6,159.67	$30,136.67
JMT R/W Services	06/17/2025	$119,000.00	$1,700.00	$120,700.00
R/W Settlements	*Pending*	*$85,200.00*	*Escalation + 25%*	*$106,500*
Construction Cost (2024)	*Pending*	*$826,011.01*	*Escalation 3%/Yr*	*$902,604.53*
Construction COs	*Pending*	*5% of Construction*	*$45,130.23*	*$45,130.23*
PM & CEI Cost	*Pending*	*$90,260.45*	*10% Construction*	*$90,260.45*
Utility Relocation Cost	*Pending*	*$250,000.00*	*N/A*	*$250,000.00*
Total cost encumbered to date on the Lee Road Project				**$150,836.67**
Total Remaining FY27 Budget for Lee Road Project				**$867,050.00**
Total estimated cost to deliver Option 1 Lee Road Paving Project				**$1,545,331.88**
Additional Funding Required to Complete Option 1 Lee Road Paving Project				**($678,281.88)**

Refer to Option 1 Lee Road on page 3.


BAYBERRY CT
COTTONWOOD TR
ARCOLA RD
SATINWOOD TR
ARCOLA RD
ARCOLA RD
TUPELO LANDING
LEE RD
WILLOW OAK CT
LEE RD
MIKE USHER RD
LEE RD
JOYCES DR
DESCRIPTION
Proceed with the Original Project Scope
Start: Willow Oak Ct. / End of Pavement
End: ~25 FT beyond Mike Usher Rd
Length: 0.739 Miles
FY27-ENGCP-007-1
LEE ROAD PAVING
Option 1
Legend
Major Streets
Roads
Project Limits/Scope
2026

Lee Road Option 2 – Revise & Reduce Project Scope and Limits

Revise and reduce the Lee Road Paving Project to 0.416 mile and eliminating the need to acquire 7 parcels within the final one-third segment. The revised project length would terminate near the western property boundary of Parcel 19 and include clearing, utility relocation, and paving from Willow Oak Court to the revised construction limits, providing the majority of supportive property owners with paved access to Arcola Road. This option will require Board approval for the County Attorney to pursue eminent domain/condemnation proceedings for 1 parcel and for JMT to negotiate settlements for 3 parcels. The estimated cost to implement Option 2 is detailed below.

Design & R/W Services	Contract Date	Original Contract	Change Orders	Revised Contract
EMC Engineering	02/15/2023	$23,997.00	$6,159.67	$30,136.67
JMT R/W Services	06/17/2025	$119,000.00	$1,700.00	$120,700.00
Total cost encumbered to date on the Lee Road Project				**$150,836.67**

R/W Not Acquired	Parcel No.	Transaction	Start Negotiation	Remarks
**Favorable	2	Settlement	$5,400.00	Cost will escalate
Favorable	3	Settlement	$6,100.00	Cost will escalate
Unfavorable	6	Settlement	$1,200.00	Cost will escalate
Unresponsive	18	Condemnation	$3,000.00	Cost will escalate
Total cost to start property settlement negotiations			**$15,700.00**	**Cost will escalate**

***Parcel 2 owners verbally committed to donating if existing trees remain undisturbed during construction.*

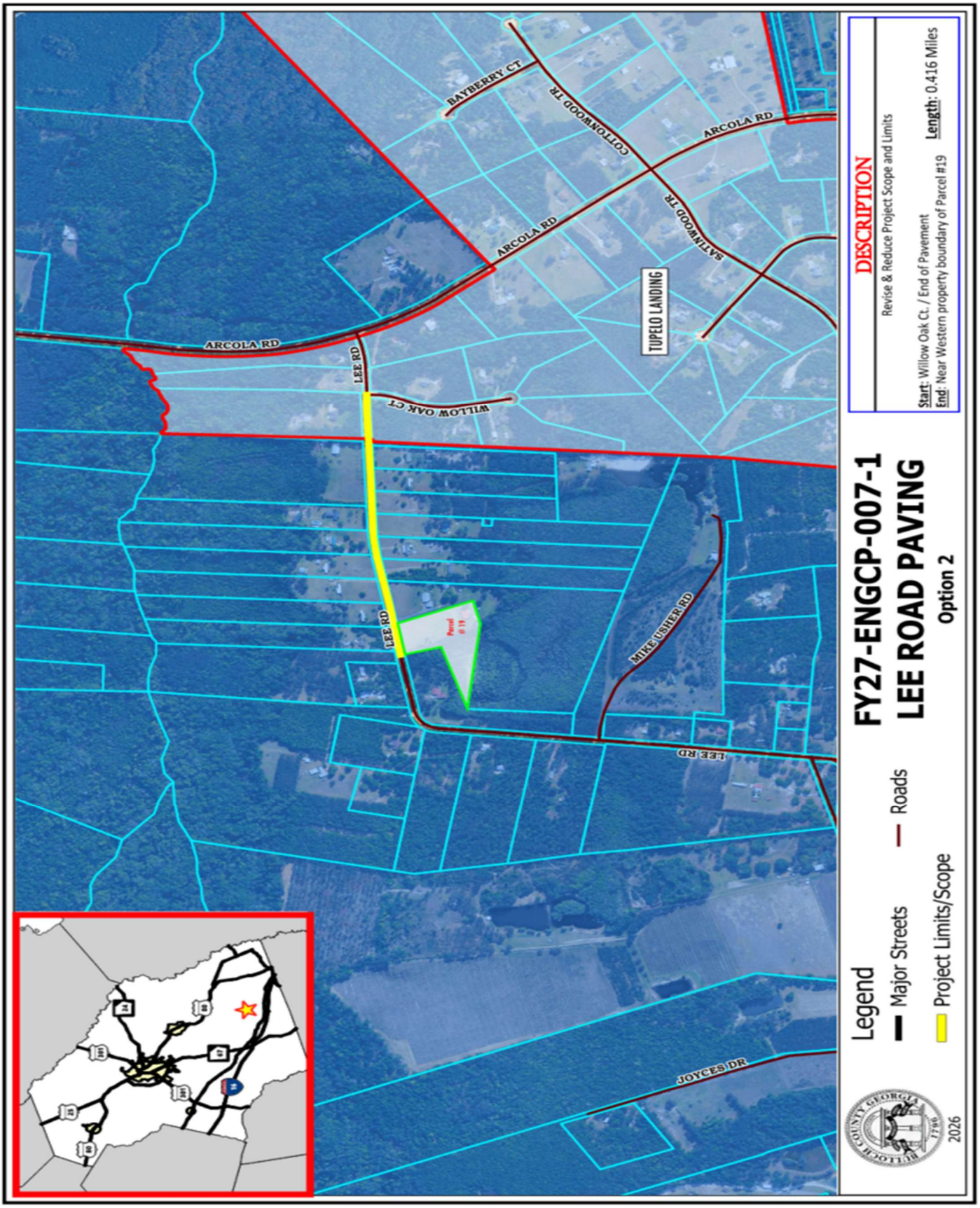
Delivery Services	Contract Date	Original Contract	Change Orders	Revised Contract
EMC Engineering	02/15/2023	$23,997.00	$6,159.67	$30,136.67
JMT R/W Services	06/17/2025	$119,000.00	$1,700.00	$120,700.00
R/W Settlements	*Pending*	*$15,700.00*	*Escalation + 25%*	*$19,625.00*
Construction Cost (2024)	*Pending*	*$464,980.49*	*Escalation 3%/Yr*	*$508,096.73*
Construction COs	*Pending*	*5% of Construction*	*$25,404.84*	*$25,404.84*
PM & CEI Cost	*Pending*	*$50,809.67*	*10% Construction*	*$50,809.67*
Utility Relocation Cost	*Pending*	*$250,000.00*	*N/A*	*$250,000.00*
Total cost encumbered to date on the Lee Road Project				**$150,836.67**
Total Remaining FY27 Budget for Lee Road Project				**$867,050.00**
Total estimated cost to deliver Option 2 Lee Road Paving Project				**$1,004,772.91**
Additional Funding Required to Complete Option 2 Lee Road Paving Project				**($137,722.91)**

Lee Road Option 3 – Discontinue the Project (Cancellation)

Option 3 proposes discontinuing the project before completion of the right-of-way acquisition phase, foregoing construction as originally scoped, and canceling both contracts with EMC Engineering and JMT. Discontinuing the project would eliminate future project-related expenditures and allow the County to reallocate the remaining TSPLOST funds to other projects within the Capital Improvement Program. Total project costs encumbered to date are detailed below.

Design & R/W Services	Contract Date	Original Contract	Change Orders	Revised Contract
EMC Engineering	02/15/2023	$23,997.00	$6,159.67	$30,136.67
JMT R/W Services	06/17/2025	$119,000.00	$1,700.00	$120,700.00
Total cost encumbered to date on the Lee Road Project				**$150,836.67**
Total Remaining FY27 Budget for Lee Road Project				**$867,050.00**

Refer to Option 2 Lee Road map on page 5.


BAYBERRY CT
COTTONWOOD TR
ARCOLA RD
SATINWOOD TR
ARCOLA RD
TUPELO LANDING
ARCOLA RD
LEE RD
WILLOW OAK CT
LEE RD
Parcel # 19
MIKE USHER RD
LEE RD
JOYCES DR
DESCRIPTION
Revise & Reduce Project Scope and Limits
Start: Willow Oak Ct. / End of Pavement
End: Near Western property boundary of Parcel #19
Length: 0.416 Miles
FY27-ENGCP-007-1
LEE ROAD PAVING
Option 2
Legend
Major Streets
Roads
Project Limits/Scope
BULLOCH COUNTY GEORGIA
1796
2026

Summary

Lee Road Option 1 – Proceed with Original Project Scope Risks and Considerations

Lee Road Project Option 1 includes preconstruction schedule risks and additional costs to the County involving Right-of-Way acquisition services, high property settlement costs, and up to 1 year to reach procurement for construction services and bid opening. This could also potentially add additional costs to the construction budget due to market increases in costs for labor, materials, utility relocation, and overall construction delivery. Additionally, Lee Road Project Option 1 donation statistics, regarding parcel donations and project length donations, are detailed below.

Lee Road Project Option 1 – Project Length (Miles)	0.739	Remarks
Total Number of Parcels	28.00	
Total Parcel Owners Signing Petition to Donate (2022)	28.00	
Percentage of Parcel Owners Signing Petition to Donate	100.00%	**>80% Acceptable**
Parcels Donated during R/W Acquisition Phase	16.00	
Percentage of Parcels Donated (Target 80%)	57.14%	**<80% Unacceptable**
Length of Road Donated during R/W Acquisition Phase (Target 80%)	42.97%	**<80% Unacceptable**

Lee Road Option 2 – Revise and Reduce Project Scope Risks & Considerations

Lee Road Project Option 2 reduces preconstruction schedule risks by limiting eminent domain/condemnation proceedings to 1 parcel and settlement negotiations to 3 parcels. Although additional right-of-way settlement costs will be incurred, no additional JMT acquisition services costs are anticipated. This option offers a more manageable path to project delivery, with construction procurement and bid opening potentially achievable within six months. Compared with Option 1, the reduced preconstruction timeline may help mitigate increases to construction cost and maintain a more manageable overall project budget through construction. Option 2 donation statistics, including the number of donated parcels and the corresponding donated road length, are detailed below.

Lee Road Project Option 2 – Project Length (Miles)	0.416	Remarks
Total Number of Parcels	19.00	
Total Parcel Owners Signing Petition to Donate (2022)	19.00	
Percentage of Parcel Owners Signing Petition to Donate	100.00%	**>80% Acceptable**
Parcels Donated during R/W Acquisition Phase	15.00	
Percentage of Parcels Donated (Target 80%)	78.95%	**<80% Unacceptable**
Length of Road Donated during R/W Acquisition Phase (Target 80%)	72.33%	**<80% Unacceptable**

***Parcel 2 owners verbally committed to donating if existing trees remain undisturbed during construction. This donation would increase the percentage of parcels donated and the length of road donated to an acceptable donation level >80%.*

Lee Road Option 3 – Discontinue (Cancellation)

Option 4 proposes to discontinue the project and eliminating further cost to the County. Option 3 would require cancellation of the current contracts with EMC Engineering Services and JMT. This approach would yield a net cost to the County of approximately $150,836.67, while eliminating any further cost considerations.

Conclusion & Recommendation

The Engineering Department recommends Lee Road Project Option 2 for further consideration by County Leadership. The project currently has $150,836.67 encumbered under contract with EMC Engineering and JMT. The FY2027 Capital Project Budget has a remaining balance of $867,050.00, resulting in a $149,497.91 funding shortfall against the estimated $1,016,547.91 needed to complete the project. Subject to approval of additional funding, the Engineering Department supports proceeding with Option 2 and will work to expedite project completion as soon as practicable.

Final Decision

The Bulloch County Board of Commissioners hereby provide approval to proceed with Option _____ on **FY23-CP-02 Roadway Design Lee Road Project**.

BY: _____
David Bennett, Chairman
Board of Commissioners

_____
Date

ATTEST: _____
Venus Mincey-White
Clerk of the Board

_____
Date